

telephonic
Chris Manfredi = 3:30 PM 10/12/10
[redacted]
Scott R
Matt G.
Chris M



The 2 lenders were
Centrum and Urban
Expansion --
CLEAR...

Question to (CM):

raising \$ in Hawaii

(CM) - tried to get involved in raising \$
- send out maps + development plans to potential lender

Manfredi confirms his
involvement in all of
the Hawaii
fundraising...although
he attempted to deny
it at the EDNY trial...

(CM) = did get 1 or 2 letters to lender \$
(CM) - one lender - \$3M

Garn - (CM) doesn't recall name

Gardet - (CM) doesn't recall name

Donny Rae - (CM) doesn't recall name, sounds familiar
may have put in touch w/ potential
lenders

= most lender contacts came through (PK)
- then (CM) send out package

- pro forma
- maps
- plans

Urban Expansion
loan...

Manfredi confirms that Constantine was
paid early by the Hawaii partners for his
fundraising -- thus -- Galioto was aware of
this confirmation since 2010...

= Constantine
= brought in \$ to project - Hawaii
= more than \$3M -

= Agreement - between (PK) or LLCs & Constantine

loan w/ pre-payment penalty

may have been
w/ Constantine
& another person

Coleman
came
in
+ paid

Constantine - (PK) paid (TC) early +
(TC) made a lot of \$ from penalty (1)

Far less than the \$1mm
Kaiser claimed Manfredi
confronted Kenner about
in 2006...

1st
rail
party = Kaiser + (CM) = w/ went to Hawaii in 2002-2003
02-03

(CM) closed w/ (JK)

(CM) - never increased investment
- not sure if (JK) did

How could Manfredi and
Kaiser have confronted
Kenner in 2006 about a
\$1mm investment (sent to
Mexico -- from the Kaiser
August 2005 funds) IF
Manfredi told the FBI in 2010
"not sure if Kaiser did"...???

(CM) ^{title} COO + Project Mgr = during yrs
- partner in LLC's w/ (PK)

= 2006 - when Lehman came in w/ new development
partner

(JK) - was a partner in LLC's

(JK) - retired w/ back injury from Suffolk Cty folk

END

(2)